

Table 1
SUMMARY OF ALTERNATIVE DEVELOPMENT SCENARIOS FOR BARRIO LOGAN

	Retail	Office	Lt Industrial	Institutional	Total
Alternative 1: Base Case – Parking in Transition Zone					
New Development (SF)	201,000	273,000	260,000	40,000	774,000
New Employment	491	1,143	822	118	2,574
Average Wage	\$24,400	\$66,300	\$66,300	\$48,100	\$57,473
Total New Wage (\$1,000)	\$11,980	\$75,781	\$54,499	\$5,676	\$147,936
Percent Earnings Per Dollar of Output	32.87%	46.26%	46.26%	40.52%	44.55%
Total New Output (\$1,000)	\$36,445	\$163,821	\$117,814	\$14,008	\$332,088

Alternative 2: Light Industrial in Transition Zone (259,000 SF)

New Development (SF)	201,000	273,000	519,700	40,000	1,033,700
New Employment	491	1,143	1,314	118	3,066
Average Wage	\$24,400	\$66,300	\$66,300	\$48,100	\$58,890
Total New Wage (\$1,000)	\$11,980	\$75,781	\$87,118	\$5,676	\$180,555
Percent Earnings Per Dollar of Output	32.87%	46.26%	46.26%	40.52%	44.85%
Total New Output (\$1,000)	\$36,445	\$163,821	\$188,330	\$14,008	\$402,604

Alternative 3: Office in Transition Zone (314,800 SF)

New Development (SF)	201,000	587,800	260,000	40,000	1,088,800
New Employment	491	2,461	822	118	3,892
Average Wage	\$24,400	\$66,300	\$66,300	\$48,100	\$60,462
Total New Wage (\$1,000)	\$11,980	\$163,165	\$54,499	\$5,676	\$235,320
Percent Earnings Per Dollar of Output	32.87%	46.26%	46.26%	40.52%	45.17%
Total New Output (\$1,000)	\$36,445	\$352,726	\$117,814	\$14,008	\$520,993

Source: ERA/AECOM